

# \$1,149,900 - 1635 13 Avenue Sw, Calgary

MLS® #A2230089

**\$1,149,900**

5 Bedroom, 2.00 Bathroom, 1,269 sqft

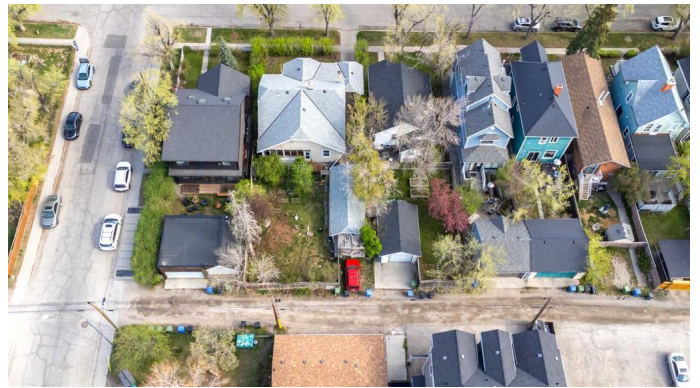
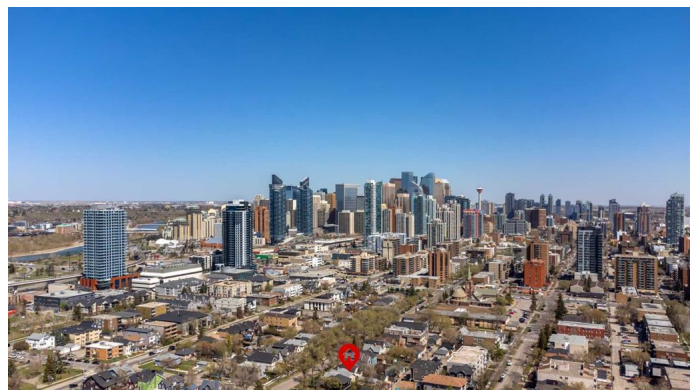
Residential on 0.15 Acres

Sunalta, Calgary, Alberta

Prime opportunity in one of Calgary's most desirable inner-city neighbourhoods – welcome to 1635 13 Avenue SW in vibrant Sunalta. This well-maintained and very liveable bungalow sits on an oversized 50x130 ft lot, offering exceptional value for families, investors, or developers looking to secure a prime location with both immediate functionality and long-term upside. Whether you're a buyer looking for a spacious home in a lively, walkable community, or an investor eyeing future development under the flexible H-GO zoning, this property delivers.

The home itself is a large bungalow that has been thoughtfully updated and meticulously cared for. It features fresh paint, new luxury vinyl plank flooring, a newer roof (2019), a high-efficiency furnace (2014), and a brand-new hot water tank (2023). The layout offers generous living space, making it ideal for families or rental use, while the expansive backyard provides a private oasis in the heart of the city. With strong holding potential, this home is ready to live in or rent out while you plan your future development.

Sunalta is one of Calgary's most dynamic and fast-evolving inner-city communities. It strikes the perfect balance between urban energy and residential charm. Just steps away from 17th Avenue SW, residents enjoy immediate access to Calgary's best cafés, restaurants, boutiques, nightlife, and



fitness studios. The Sunalta LRT station is a short walk away, connecting you quickly to downtown and the rest of the city. Surrounded by parks, tennis courts, and the Bow River pathway system, the area also offers plenty of outdoor lifestyle options. With a strong sense of community, nearby schools, and a growing mix of residential redevelopment, Sunalta continues to attract homeowners, professionals, and investors alike.

Adding even more value, the neighbouring property at 1633 13 Avenue SW is also available for purchase, offering the rare chance to consolidate two side-by-side lots – a dream opportunity for builders or long-term land holders. Whether you’re looking to live, rent, or build, 1635 13 Avenue SW represents exceptional potential in a location that just keeps getting better.

Built in 1928

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230089    |
| Price          | \$1,149,900 |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,269       |
| Acres          | 0.15        |
| Year Built     | 1928        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1635 13 Avenue Sw |
| Subdivision | Sunalta           |
| City        | Calgary           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3C 0T8 |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 2                           |
| Parking        | Carport, Garage Faces Front |
| # of Garages   | 1                           |

### Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Built-in Features, See Remarks |
| Appliances        | None                           |
| Heating           | Forced Air                     |
| Cooling           | None                           |
| Fireplace         | Yes                            |
| # of Fireplaces   | 1                              |
| Fireplaces        | Gas                            |
| Has Basement      | Yes                            |
| Basement          | Full, Partially Finished       |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Garden, Private Yard                            |
| Lot Description   | Back Lane, Back Yard, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Wood Frame                                      |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 52              |
| Zoning         | H-GO            |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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